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MEASUREMENT SUMMARY AND ROOM DIMENSIONS

ADDRESS: 1320 56 AVE NW

CALGARY, ALBERTA

PROPERTY TYPE: DETACHED

MEASURED ON: THURSDAY, AUGUST 29, 2024

BEDROOMS: 3/5

BATHROOMS: 2.5

MAIN INFO

Main Level Above Grade Area (RMS)	1208.0sq.ft.	112.2sq.m.
Total RMS	1208.0sq.ft.	112.2sq.m.
Finished Below Grade	865.6sq.ft.	80.4sq.m.
Unfinished Below Grade	139.8sq.ft.	13.0sq.m.
Total Below Grade	1005.4sq.ft.	93.4sq.m.
Exterior Wall Thickness	4.5 inches	Total Billable Area: 2213.4sq.ft./205.6sq.m.

MAIN LEVEL (8' CEILING)

Foyer	8'9"x6'7"
Kitchen	13'7"x12'8"
Living Room	16'8"x13'0"
Dining Room	9'2"x8'0"
Primary Bedroom	12'8"x11'5"
Walk-in Closet	5'8"x4'2"
2pc Ensuite Bath	5'1"x4'2"
Second Bedroom	10'10"x9'8"
Third Bedroom	12'0"x8'11"
3pc Bathroom	8'2"x4'11"
Laundry Room	7'11"x2'7"

LOWER LEVEL (7'3" CEILING)

Foyer	6'2"x5'10"
Kitchen	13'0"x11'3"
Living Room	13'0"x12'1"
Fourth Bedroom	15'5"x13'0"
Fifth Bedroom	10'7"x9'8"
3pc Bathroom	9'0"x4'11"
Laundry Room	9'5"x7'6"

AUXILIARY AREAS

Garage	24'0"x24'0"
Deck	28'10"x8'0"
Patio	15'6"x14'3"

403-585-3839



CALGARY PHOTOS
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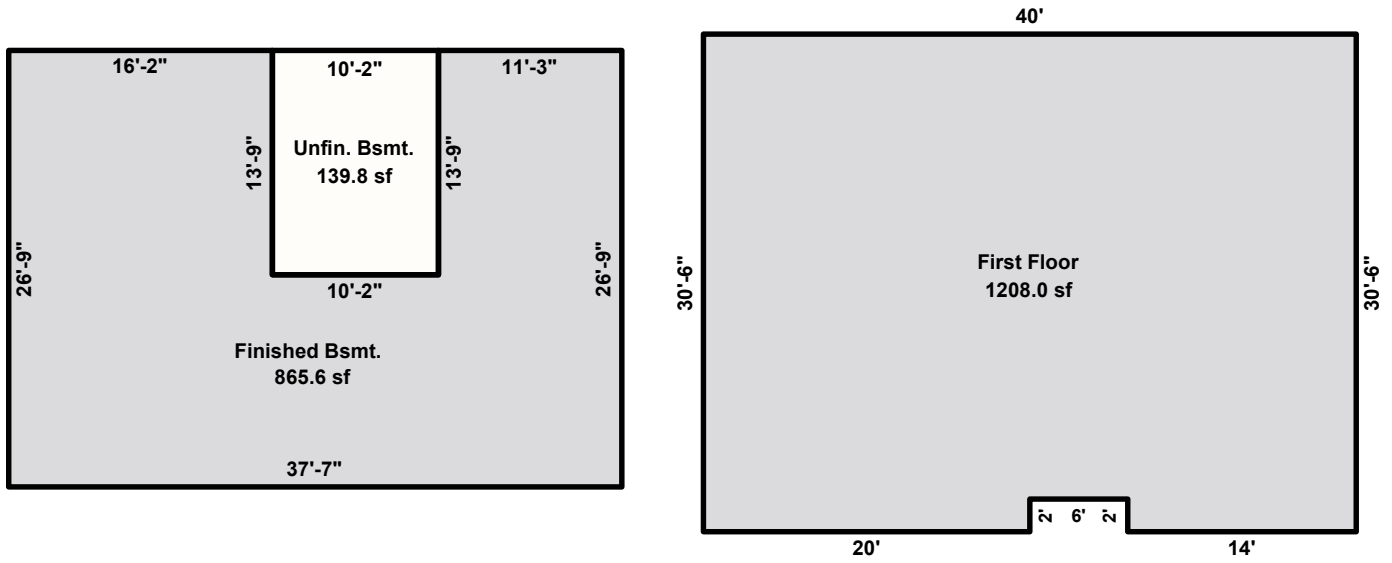
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All Measurements Certified, Guaranteed and Insured through Calgary Photos.

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BUILDING SKETCH



Measured by Claire Miserva / Calgary Photos

Sketch by Apex Sketch

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1208.0	145.0	1208.0
BSMT	Unfin. Bsmt.	1.0	139.8	47.8	
	Finished Bsmt.	1.0	865.6	156.2	1005.4

Net LIVABLE

(rounded)

1,208